BILL GARRETT, Davidson County
Trans:T20130068550 DEEDWARRSP
Recvd: 08/09/13 10:29 4 pgs
Fees:23.00 Taxes:411.07
20130809-0083762

This instrument prepared by and
(MAIL) instrument may be returned to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd., Ste. 375
Duluth, GA 30097
Tel. 770-497-1880
File# 1505DON2
Property ref: 3818 PLANTATION DR, HERMITAGE, TN 37076

SPECIAL WARRANTY DEED

Send tax bills to: NEHEMIAH COMMUNITY REINVESTMENT FUND, INC, 3818 PLANTATION DR, HERMITAGE, TN 37076

Name and address of new owner: NEHEMIAH COMMUNITY REINVESTMENT FUND, INC, 640 BERCUT DR., STE A, SACRAMENTO, CA 95811

Map parcel number: 074 12 0 085.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

BANK OF AMERICA, N.A.,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

NEHEMIAH COMMUNITY REINVESTMENT FUND, INC,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 22ND day of JULY, 20 13, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

BANK OF AMERICA, N.A.

By: _____
Its: BRANDON SCHWARTZ A.V.P.

By: _____
Its: LAURA INIGUEZ A.V.P.

BANK OF AMERICA, NATIONAL ASSOCIATION CORPORATE SEAL

State of _____
County of _____

(For signer #1)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, _____ (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument in behalf of BANK OF AMERICA, N.A. and that he executed the same as the free act and deed of said BANK OF AMERICA, N.A..

(For signer #2)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, _____ (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument in behalf of BANK OF AMERICA, N.A. and that he executed the same as the free act and deed of said BANK OF AMERICA, N.A..

Witness my hand, at office, this _____ day of _____, 20____

SEE ATTACHED
Notary Public
My Commission Expires:
Affix seal

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of VENTURA

On 7/22/13 (Date) before me, DAWN L. EDDINGS Notary Public (Here Insert Name and Title of the Officer)

personally appeared BRANDON SCHWARTZ AND LAURA INIGUEZ (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Dawn L. Eddings (Signature of Notary Public)

DAWN L. EDDINGS
COMM. # 1994053
NOTARY PUBLIC • CALIFORNIA
VENTURA COUNTY
My Commission Expires
October 15, 2016

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: SPECIAL WARRANTY DEED

Document Date: 7/22/13 Number of Pages: 2

Signer(s) Other Than Named Above: ____

Capacity(ies) Claimed by Signer(s)

Signer's Name: BRANDON SCHWARTZ
☐ Individual
☒ Corporate Officer — Title(s): A.V.P.
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: ____
Signer is Representing: ____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here

Signer's Name: LAURA INIGUEZ
☐ Individual
☒ Corporate Officer — Title(s): A.V.P.
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: ____
Signer is Representing: ____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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Exhibit "A"

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Davidson, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 537 ON THE PLAN OF HERMITAGE HILLS, SECTION 5, AS OF RECORD IN BOOK 3300, PAGE 1 AND 2, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 537 FRONTS 77.2 FEET ON THE WESTERLY SIDE OF PLANTATION DRIVE AND RUNS BACK BETWEEN LINES 150 FEET ON THE SOUTHERLY SIDE LINE AND 153.49 FEET ON THE NORTHERLY SIDE LINE TO A LINE IN THE REAR MEASURING 90.3 FEET THEREON.

Parcel ID: 074 12 0 085.00

Commonly known as 3818 PLANTATION Drive, Hermitage, TN 37076
However, by showing this address no additional coverage is provided

Source of title

_____ Trustee's Deed or
_____ Substitute Trustee's Deed or
__X___ Warranty Deed or
_____ Quitclaim Deed

Recording information:
Deed Book , Page
Instrument Number 20120308-0020477
County of DAVIDSON, TN

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 111,100.00, which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 29th day of July, 2013

Notary

SHARILYN WAGNER
NOTARY PUBLIC
GWINNETT COUNTY
GEORGIA
EXPIRES
June 1, 2016